MINUTES - REGULAR MEETING
SANTA MARIA CITY COUNCIL

CITY HALL COUNCIL CHAMBERS
SANTA MARIA, CALIFORNIA

MARCH 1, 2016

INVOCATION:
Pastor Jim Larrabee of First Christian Church gave the Invocation.

PLEDGE OF ALLEGIANCE TO THE FLAG:
Councilmember Orach led the Pledge of Allegiance.

CALL TO ORDER:
Mayor Patino called the meeting to order at 6:30 p.m.

ROLL CALL:
MEMBERS PRESENT
Councilmembers Boysen, Orach, Waterfield, Zuniga, and Mayor Patino.

STAFF MEMBERS PRESENT
City Manager Haydon, City Attorney Trujillo, Director of Community Development Appel, Parks Services Manager Davis, City Librarian Housel, Director of Public Works/City Engineer Kahn, Director of Utilities Springer, Deputy City Manager Stilwell, Director of Administrative Services Visé, Planning Division Manager Gilli, Police Commander Greene, Senior Civil Engineer Holden, Project Manager Sweet, and Chief Deputy City Clerk Garietz.

1. PROCLAMATIONS/COMMENDATIONS/PRESENTATIONS:

A. PROCLAMATION – BOYS AND GIRLS CLUB WEEK
Councilmember Orach presented a proclamation recognizing March 7-14, 2016 as "Boys and Girls Club Week" in the City of Santa Maria. Jeremy Deming, Executive Director of the Santa Maria Valley Boys & Girls Club, accepted the proclamation.

B. PROCLAMATION – ARBOR WEEK
Councilmember Boysen presented a proclamation recognizing March 7-14, 2016 as "Arbor Week" in the City of Santa Maria. Roy Teniente, Parks and Urban Forest Supervisor, accepted the proclamation.

2. PUBLIC COMMENT PERIOD
Mayor Patino asked the Boy Scouts in attendance to come forward. The Hartwell brothers, of Troop 86, introduced themselves and said they were working on "Citizenship in the Community" and "Communication" badges.

There were no requests to speak.

3. CONSENT CALENDAR:
Councilmembers Boysen and Waterfield indicated that they would be recusing themselves from voting on Item 3C. Warrants, due to a financial conflict of interest.

Consent Calendar Items 3A through 3F (except Item 3C) were approved on motion by Councilmember Orach, seconded by Councilmember Zuniga, and carried on the following vote: 5-0

AYES:	Councilmembers Boysen, Orach, Waterfield, Zuniga, and Mayor Patino
NOES:	None
ABSENT:	None
ABSTAIN:	None

Consent Calendar Item 3C only, Warrants, was approved on motion by Councilmember Orach, seconded by Councilmember Zuniga, and carried on the following vote: 3-0-2

AYES:	Councilmembers Orach, Zuniga, and Mayor Patino
NOES:	None
ABSENT:	None
ABSTAIN:	Councilmembers Boysen and Waterfield

A. ORDINANCES
The reading in full of all ordinances and resolutions was waived. Ordinances on the Consent Calendar were adopted by the same vote cast at the first reading unless City Council indicated otherwise.

B. MINUTES
The Minutes of the regular Meeting of the City Council of February 16, 2016, were approved as submitted.

C. WARRANTS
Warrant Nos. 198757 to 199073 totaling $2,044,280.38 were ordered ratified subject to having been certified as being in conformity with the budget and having been approved for payment by the Director of Administrative Services. Warrant Nos. 191518, 197738, and 197842 were cancelled.

D. PAYROLL
Payment of payroll was ordered ratified subject to having been certified by the proper Department Heads, as shown on records on file in the Department of Administrative Services and having been approved for payment by the Director of Administrative Services.

E. LANDSCAPE MAINTENANCE ASSESSMENTS
The City Council adopted Resolution Nos. 2016-15, 2016-16, and 2016-17 annexing and authorizing the assessment of landscape maintenance fees to the Southwest, Northwest, and Northeast Landscape Maintenance Districts and Special Benefit Zone.

Resolution No. 2016-15 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, ANNEXING AND AUTHORIZING THE ASSESSMENT OF LANDSCAPE MAINTENANCE FEES TO OUTDOOR STORAGE FACILITY; WINDSET FARMS; HARDY DIAGNOSTICS; HAYWARD LUMBER & TRUSS AND FED EX GROUND LOCATED IN THE SOUTHWEST LANDSCAPE MAINTENANCE DISTRICT (STREETS AND HIGHWAYS CODE SECTION 22500, ET SEQ.)

Resolution No. 2016-16 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, ANNEXING AND AUTHORIZING THE ASSESSMENT OF LANDSCAPE MAINTENANCE FEES TO CALIFORNIA ELECTRICAL SUPPLY, DIAMOND "A" EQUIPMENT, AND CLEANER EARTH COMPANY LOCATED IN THE NORTHWEST LANDSCAPE MAINTENANCE DISTRICT (STREETS AND HIGHWAYS CODE SECTION 22500, ET SEQ).

Resolution No. 2016-17 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, ANNEXING AND AUTHORIZING THE ASSESSMENT OF LANDSCAPE MAINTENANCE FEES TO NAUMESCU DENTAL OFFICE AND ESTRADA PRODUCE LOCATED IN THE NORTHEAST LANDSCAPE MAINTENANCE DISTRICT (STREETS AND HIGHWAYS CODE SECTION 22500, ET SEQ).

F. ADDING THE NAME OF THOMAS "TOM" URBANSKE TO THE RESOURCES LIST FROM WHICH TO NAME PUBLIC FACILITIES
Resolution No. 2016-18 was adopted approving a recommendation from the Recreation and Parks Commission to add the name Thomas "Tom" Urbanske to the list from which to name public facilities.

Resolution No. 2016-18 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, APPROVING A RECOMMENDATION FROM THE RECREATION AND PARKS COMMISSION ADDING THOMAS "TOM" URBANSKE TO THE RESOURCE LIST FROM WHICH TO NAME PUBLIC FACILITIES.

4. APPOINTMENTS TO BOARDS AND COMMISSION
Chief Deputy City Clerk Garietz reported the City Council would be making appointments to the Block Grants Advisory Committee, the Landmark Committee, and the Recreation and Parks Commission.

Block Grant Advisory Committee
The City Council appointed two new members to the Block Grants Advisory Committee to fill two unexpired terms ending in July 2017 and July 2018, respectively. Two new applications were received from **Leonardo Espinoza, Jr.** and **Arnulfo Romero**. Mayor Pro Tem Waterfield had the opportunity to make a nomination to fill an unexpired term ending July 2017, and Mayor Patino had the opportunity to make a nomination to fill an unexpired term ending July 2018.

Mayor Pro Tem Waterfield nominated Leonardo Espinoza, Jr. to fill an unexpired term ending in July 2018, and Mayor Patino nominated Arnulfo Romero to fill an unexpired term ending in July 2017.

On motion by Mayor Patino, seconded by Councilmember Zuniga, Leonardo Espinoza, Jr. and Arnulfo Romero were appointed to the Block Grants Advisory Committee to fill an unexpired terms ending in July 2017 and July 2018, respectively, and carried on the following vote: 5-0

AYES: Councilmembers Boysen, Orach, Waterfield, Zuniga, and Mayor Patino
NOES: None
ABSENT: None
ABSTAIN: None

Landmark Committee
This Committee advises the City Council on preservation and designation of historical landmarks. One new application was received from **Rick Martyn**.

On motion by Mayor Patino, seconded by Councilmember Orach, Rick Martyn was appointed to the Landmark Committee to fill an unexpired term ending January 2018, and carried on the following vote: 5-0.

AYES: Councilmembers Boysen, Orach, Waterfield, Zuniga, and Mayor Patino
NOES: None
ABSENT: None
ABSTAIN: None

Recreation and Parks Commission
This Commission advises the City Council on Recreation and Parks operations and activities. Two applications were received, one previously-submitted application from Rob Litzinger; and one new application from Rick Martyn.

Councilmember Boysen requested that his nomination be postponed to the next City Council meeting. The City Council concurred with the request.

Mayor Patino moved the *CalPERS Exception to the 180-Day Wait Period* (Item 6) before the *Public Hearing* regarding Enos Ranchos (Item 5).

6. CALPERS EXCEPTION TO THE 180-DAY WAIT PERIOD. The City Council considered a resolution for the CalPERS exception to the 180-day wait period pursuant to Government Code sections 7522.56 and 21224. City Manager Haydon gave a presentation as detailed in the written Council Agenda Report. In 2012, the Public Employees' Pension Reform Act (PEPRA) was passed. One of the provisions of PEPRA governs post-retirement employment for government employees. City employees are not generally allowed to return to employment for 180 days upon retiring unless the governing body adopts a resolution stating the appointment is necessary to fill a critical need.

With the adoption of the Resolution No. 2016-22, Ms. Celeste Coelho-Hudson, former Community Programs Manager who recently retired after 40 years with the City, would be allowed to return to work to fill a critically needed role with the City's Administrative Services Department. Ms. Coelho-Hudson was head of the Community Development Block Grant (CDBG) Program, Home Investment Partnership Program, and Redevelopment activities. Ms. Coelho-Hudson would be hired in a part-time role to help finalize the current CDBG process.

Public input.
There were no requests to speak.

Council discussion.
There was no Council discussion.

Resolution No. 2016-22 was adopted approving a resolution for the CalPERS exception to the 180-day wait period, pursuant to Government Code Sections 7522.56 and 21224 on motion by Councilmember Waterfield, seconded by Councilmember Boysen, and carried on the following vote:

AYES: Councilmembers Boysen, Orach, Waterfield, Zuniga, and Mayor Patino
NOES: None
ABSENT: None
ABSTAIN: None

Resolution No. 2016-22 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, APPROVING A RESOLUTION FOR THE CALPERS EXCEPTION TO THE 180-DAY WAIT PERIOD PURSUANT TO GOVERNMENT CODE SECTIONS 7522.56 AND 21224.

5. GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, AND ZONING MAP AMENDMENT FOR NKT COMMERCIAL AT THE NORTHWEST CORNER OF BETTERAVIA ROAD AND U.S. HIGHWAY 101 (ENOS RANCHOS). The City Council considered the recommendations of the Planning Commission to: 1) certify the Final Supplemental Environmental Impact Report for the Enos Ranchos Specific Plan; 2) amend the General Plan Land Use Policy Map designation of approximately 130 acres **FROM** a mix of CC (Community Commercial), LDR (Low Density Residential), MDR (Medium Density Residential) and ROS (Recreational Open pace) **TO** a mix of CC (Community Commercial), HDR (High Density Residential), CF(Community facilities) and ROS (Recreational Open Space) (GPZ2015-0006); 3) rescind the existing Enos Ranchos Specific Plan and adopt a new Enos Ranchos Specific Plan (SPZ2015-0001); and 4) amend the Zoning Map for approximately 130 acres to be consistent with the Enos Ranchos Specific Plan at the project site located at the northwest corner of Betteravia Road and U.S. Highway 101 (Assessor Parcel Numbers 128-078-004, -005,-013 and 128-174-013).

Community Development Director Appel began the staff presentation as detailed in the Council Agenda Report by acknowledging the applicant, Nick Tompkins, and his team for their collaboration helping to keep the project on schedule. The project site is one of the largest in the City, bounded by US 101 on the east, Betteravia on the south, Battles to the north, and College Drive to the west. The project began back in 1992 when consideration was initially given to transfer the site from the County of Santa Barbara to the City of Santa Maria. In 2008, the Enos Ranchos Specific Plan was approved along with the annexation to the City. In 2012, the owner received a permit for the Enos Ranchos Mercado. The permit still exists and just requires building permits to be completed.

The proposal this evening is to certify the Environmental Impact Review (EIR), adopt a General Plan Land Use Policy Map, repeal the 2008 Specific Plan, adopt the new Specific Plan, and amend the Zoning Map. The current EIR specifies that lots with agriculture, aesthetics, and air quality are all classified as Class 1 impacts, meaning that after mitigation measures have been applied, there is still a significant impact. In addition, cumulative traffic is also a Class 1 impact. Greenhouse gasses were analyzed and found to be less than significant with mitigation.

Planning Division Manager Gilli continued the staff report giving an overview of the Specific Plan. The overall vision was that the project would be the "Front Door" to the City given its key location on US 101 and Betteravia Road. Within the project plan, staff has focused heavily on using abundant landscaping, beautifying City streets, and improving aesthetics. The goal of the project is to strengthen the fiscal base for the City and significantly improve its image. Mr. Gilli continued a review of the seven areas included in the project.

Area 1 would include realigning Bradley Road to intersect at the traffic light with Betteravia Road. A shopping center would be placed on the property with unobtrusive parking and extensive landscaping. The businesses in this area would be able to apply for slightly more sign area to increase their visibility (up to 1.4 square feet as opposed to 1.0 square foot for other businesses in the City). All businesses would be part of a freeway tower on US 101, similar to the Crossroads and Gateway towers. The area would be a mix of retail and corporate office building, allowing for a landmark architectural statement. Spanish style architecture had originally been considered for Area A, however it was decided to go with a more contemporary design.

Area 2 would be the location Costco would move into. A 24-pump gas station would be added to the store. A large amount of trees are planned for the location and the store will have the opportunity for additional sign area.

Area 3 (Enos Ranchos Mercado) is a small area of the property on the corner of College Avenue. This area will continue to be held by the existing property owner. An active, approved project has been scheduled for the area and Spanish style architecture will be allowed.

Area 4 would be an area intended for automobile dealerships. There are no planned development permits on file, currently. A portion of the area is proposed to be for the relocation of auto dealers that already exist in the City. A car wash with a caretaker unit is being proposed along with 10,000 square feet of retail. The remainder of the site would be for new dealerships. Any other use, regardless of what it is, will need Council approval. For fiscal reasons, staff is recommending an auto overlay be put in place. The vision of Area 4 calls for a canopy tree-lined street. To help with visibility, greater building heights would be allowed and more sign area would be considered. Staff is recommending a compromise that would allow some canopy trees along the Bradley frontage on the auto dealership side as the Costco side of the road will have trees. It may be more visually appealing to have trees on both sides of the street.

Parkways (a 10-foot space separating the sidewalk from the street) on side streets have been discussed. The benefit of parkways would be that as pedestrians used the sidewalks (which would be 6 feet wide), they would not be right up against the cars. Staff has agreed it would be beneficial to make the parkways as low-maintenance as possible and would need to allow for a person exiting their parked car to easily gain access to the sidewalk. The Planning Commission and School District have approved the parkways for aesthetics and pedestrian safety reasons.

Area 5 would be the site of a future school and public park.

Area 6 would be an apartment zone and the new Specific Plan would allow up to 3-story buildings.

Area 7 would be a landscaping opportunity along Battles Road.

The goal would be to start work in the summer of 2016.

Councilmember Boysen asked whether the overhead utility wires in Area 7 would remain as is or be underground.

Planning Division Manager Gilli confirmed that the wires would remain as is.

Councilmember Boysen expressed his concern about pedestrians walking on the landscape in parkways. He suggested meandering sidewalks to make the sidewalks easier to access.

Planning Division Manager Gilli responded that there were several options available and staff would be exploring them. The point of the parkways would be to put the trees closer to the street, but the walkable portion of a parkway could be more substantial than the area where a tree would be planted.

Applicant's comments

Nick Tompkins, with NKT Commercial, thanked City staff for their efforts on the project and acknowledged the many collaborators coming together to make the project happen. He expressed interest in attracting the impulse buyer and making the project as visually appealing as possible to them. He also expressed some concern over the upkeep of parkways next to parked cars.

Laurie Tamura, of Urban Planning Concepts, commented on the goals and objectives of the Santa Maria General Plan being implemented through the Enos Ranchos Specific Plan. She stated the goal of the Commercial Center should be to establish and maintain areas in which business may be conducted, merchandise sold and distributed, and public and private services rendered in an efficient, convenient, and effective environment with minimal impacts to adjacent land uses.

In addition, Ms. Tamura reiterated part of the Specific Plan stating that, in the pedestrian area, commercial walkways should be located away from traffic and separate from biking areas. The Specific Plan strives to achieve the vision of the Enos Ranchos Specific Plan to create an attractive, comfortable, well-designed area for residents and visitors to the City; and utilize the project area's freeway access and visibility for regional-serving retail, office, and new automobile sales that strengthen the City's fiscal base. Ms. Tamura commented that, in her opinion, the vision of the project is fiscal enhancement to the City, while others may feel stronger about landscaping and visual appeal. The two issues Ms. Tamura wanted to focus on were: 1) Shepard/and the unnamed street; and 2) landscaping in the parking areas. Shepard/and the unnamed street would be the only streets allowing parking on either side. Upkeep of parkways in this pedestrian-heavy area would be difficult and Ms. Tamura advised against them. Ms. Tamura also stated that with the existing zoning ordinance, the City would end up with 81 trees on Bradley East and 102 trees on Bradley West, which would be 183 trees in excess of the current zoning ordinance. She said her concern would be to keep the quantity of trees down to increase visibility of the buildings on the property.

Councilmember Waterfield asked if there was a specific number of trees planned.

Planning Division Manager Gilli responded that staff did not have specific numbers yet and that there was flexibility at Planned Development Permit stage.

Councilmember Zuniga asked Planning Division Manager Gilli to reiterate the concessions staff has made to the applicant.

Planning Division Manager Gilli responded that staff had requested a higher than usual amount of trees for the project in exchange for Project Area 1 having 40 percent more sign area and higher monument signs.

Mike Bouquet, representing Toyota and Honda of Santa Maria, spoke about his concerns regarding property rights saying his company would be buying 26 acres. The proposed agreement would be that they could not build anything other than auto for 10 years with the exception of the proposed 10,000 square feet of retail to try to bring in an eatery for customers and associates. Mr. Bouquet asked for further consideration regarding the visibility of the auto mall from the freeway and Bradley Road using bushes along the freeway side and a maximum 20 foot tree height within Area 2. He also asked for a better balance between land use and setbacks on the secondary roads (allowing 16 feet of streetscape and setbacks on Shepard and the unnamed street). In addition, he expressed concern with excess landscaping and suggested reducing landscaping or allowing decorative hardscapes. He requested that the restriction for auto sales on the property end after 15 years instead of 10 years. He also asked for the flexibility to have new or used auto sales in the area instead of the current requirement for only new auto sales. Mr. Bouquet also commented that the proposed project would result in over $3 million per year in sales tax revenue to the City and over 500 jobs. The dealerships would be visually appealing as car manufacturers require specific designs and state of the art dealership facilities as the primary focal point of commercials and marketing. He also suggested palm trees be used to increase visibility of the auto inventory on each lot. Currently, Mr. Bouquet's dealerships sell about 50 percent of the cars in the Central Coast area.

Pat Cusack showed a short video demonstrating the visibility auto businesses would have from the freeway. The video demonstrated the advantage of using bushes along the freeway, instead of canopy trees, and included a sweeping view of several dealerships in a row.

Mike Bouquet stated he and Mr. Cusack prefer the look of a sidewalk is right up to the curb. With the proposed streetscape and setbacks, space for auto inventory would be reduced and could cost the City $84,000 in sales tax revenue. City staff is requiring 15 percent landscaping, however he and Mr. Cusack would like to ask for a 10 percent requirement **OR** the option to use decorative hardscaping to display vehicles. Going to 10 percent would free up acreage allowing up to $360,000 in sales tax revenue annually.

Councilmember Waterfield asked why a car wash would be placed in such a highly visible location on the property.

Mr. Bouquet responded that the car wash would be centrally located instead of having one carwash for each dealership and would enhance availability to customers - all of whom receive a free carwash when they have their car serviced at a dealership.

Councilmember Boysen asked about car wash sales tax and if meandering sidewalks on the side streets was amenable to Mr. Bouquet and Mr. Cusack.

Mr. Bouquet responded that there may be some sales tax revenue from the sale of items at a car wash, but there was no sales tax on the labor. He also said he and Mr. Cusack were amenable to meandering sidewalks.

Councilmember Zuniga recalled the previous auto dealership approval when $1.8 million in sales tax revenue had been projected and then was not received. She expressed concern that the projections could fall short again on the proposed project. She asked if Mr. Bouquet had any concerns about trying to bring in new dealerships.

Mr. Bouquet responded that he was not concerned and he predicted things would be better as the new dealerships came in and the competition made each dealership stronger.

Councilmember Zuniga asked if other already-established dealerships in town would be included.

Mr. Bouquet replied that they would be included and have already been involved in the discussions.

Councilmember Waterfield asked if a sunset clause could be added to an overlay parcel.

City Attorney Trujillo responded that the item was a zoning ordinance that would not be an item that could have a sunset as it is a legislative act. The applicant may always approach the City for future zone changes, should they choose to. And, as the Development Agreement is finalized, direction could be given as to timeframes.

Councilmember Waterfield indicated that she has had ex-parte communications with Mr. Cusack and Mr. Bouquet. She stated she did not understand why they did not want the auto overlay after they had fought so hard, originally, to have one. She also asked how interested other dealerships were in coming to Santa Maria.

Mr. Bouquet responded that he had had conversations with Lexus and they were very interested in the project, but until manufacturers file their Planned Development Permit applications, he would not be at liberty to speak for them. He also stated his understanding was that specific uses within the Specific Plan could expire, regardless of whether there was a sunset clause.

Councilmember Orach indicated that he also had had ex-parte communications with Mr. Tompkins, Mr. Cusack, and Mr. Bouquet. He expressed concern about what would happen if auto sales do not meet expectations. He also commented on the fact that their carwash is taking up prime real estate and the City is losing $360,000 in taxable sales because it's not a new car dealership.

Written communications
Chief Deputy City Clerk Garietz indicated that written communications had been received from Michael Towbes of The Towbes Group, Laurie Tamura of Urban Planning Concepts, Willie Galvan, Gale McNeeley, and Ron Faas. One telephone communication was also received from Ms. Robbie Zimmerman.

Mr. Towbes expressed concerns about the sidewalk setbacks and landscaping in Lot 1 where apartments were to be built, and the density of the apartments as it relates to how little room there would be for landscaping. He recommended allowing for the placement of sidewalks against the curb at least for Area 1.

Ms. Tamura expressed a number of concerns associated with the amount of streetscape required for the project such as canopy trees, parkway and sidewalk designs, and signage sizes. She requested amendments be made to the Specific Plan. Staff provided a letter responding to each concern outlined in Ms. Tamura's letter. Council was provided each of the communications via email and copies were also provided at the dais.

Willie Galvan, Gale McNeeley, and Ron Faas each expressed the desire for the City Council to follow the vision previously set forth for beautification of the City and improve aesthetics with the addition of trees and streetscapes, and to resist pressure from the developer to minimize this policy.

Staff also received a telephone call from Robbie Zimmerman who wanted to comment on the item, but could not attend the meeting. She indicated that she was fine with the retail component of the project, but did not agree with locating a school or apartments in the project. Her concern was that George Washington Elementary School was nearby and not being utilized to capacity. One additional written communication was received from Tom Urbanske who expressed concern about how the project would change the view from his home. He encouraged the City Council to make sure to inform the entire community about the project and its issues as it would affect the future of the entire City.

Public hearing
Mayor Patino opened the Public Hearing at 8:53 p.m.

Michael Towbes, representing The Towbes Group, spoke about Area 1 - the apartment site on the property. He explained why the Towbes Group believes having a sidewalk against the curb for three-story apartments is important. Placing a sidewalk closer to an apartment building crowds the space for landscape against the building. Having the sidewalk next to the curb would allow for nicer looking landscape between the building and the sidewalk. He also expressed concern about having landscaping right next to cars as passengers exiting the cars would be stepping in bushes and/or could hurt themselves.

Councilmember Orach asked if having meandering sidewalks would help.

Mr. Towbes responded that it would be better to have that style of sidewalk. He stated the Towbes Group could accept any of the options, but it was important to have the wider landscaping closer to the three-story apartment buildings.

Carl Deriso, General Manager of Toyota of Santa Maria, stated the Toyota dealership was looking forward to the opportunity for increased visibility. More than 100 employees would be affected by the move in a positive way, and he said he was sure it would bring about growth of the dealership.

Tim Ritchie, representing Home Motors Chevrolet Cadillac, stated he believed the project would be an excellent opportunity to showcase the City and draw people to it as, currently, there was very little to see off the US 101 freeway when driving past the City. He recommended looking at other options besides canopy trees, saying he has had problems at his business with them, particularly if they were not kept up as leaves and/or palm fronds drop regularly on cars and parkways.

Fabian Zaragoza, General Manager of Honda of Santa Maria, spoke about the history of the dealership, how it has outgrown its location in the City, and how much he looked forward to increased visibility. He expressed interest in appealing to the impulse buyer.

Jessica Ruffoni, Business Development Director with Toyota & Honda of Santa Maria, spoke about how much more visible Santa Maria had become along the freeway with the removal of trees and stated she did not think having big trees along the US 101 freeway would do the area justice. She stated she believed the existing landscape on the Toyota/Honda dealership site should be carried over to the new site keeping the car industry aesthetics consistent.

Nancy Stewart thanked everyone for the work they were putting into the project and said she appreciated the quality of projects completed by Nick Tompkins and NKT Commercial. She spoke against having trees on the auto dealership property. She also spoke against the auto overlay saying there should be more flexibility for the dealerships to operate.

Jeanne Sparks, representing Santa Barbara County Action Network (SBCAN), spoke in favor of having more trees on car dealerships saying that the visibility of a dealership was not as important as the visibility of the cars. She suggested that if dealerships were worried about being seen from the freeway, they put a sign lower under the trees so a passing potential buyer could see that the property was a car dealership. She also commented that trees would enhance the beauty of Santa Maria and provide needed shade on hot days. She said she hoped the City would consider a trail or park on the property and put more effort into establishing parks and trails with future development.

Ken Hough, also representing SBCAN, spoke about the views the project would take away and said he hoped developers would take advantage of the new view it would create along Betteravia between the railroad tracks and Blosser; and the bluff above the new school.

Yesenia Decasaus, a resident in the area of the project, spoke about her views (and her children's views) as residents who would be driving through the area every day. She spoke in favor of more trees and reminded everyone that on-line car sales were becoming more popular. She said she supported the project, but was a little concerned about the increase in traffic.

Evie Geiger, a lifelong Santa Maria resident, spoke in opposition to the project saying she did not believe it would benefit the City any more than the Town Center Mall had. She said, as a recent car buyer, it was not necessary for a dealership to have good visibility as anyone looking to purchase a car would know where to go. She asked that the City Council not allow businesses located on the site to dictate the landscaping.

Kathy Hayes, a longtime Santa Maria resident, spoke in opposition to the project and encouraged the City Council to go forward with abundant landscape and beautiful City streets to help create an identity as a Central Coast destination point, rather than a place to stop for gas.

Hearing no other requests to speak, Mayor Patino closed the Public Hearing at 9:25 p.m., and called for a short recess.

Mayor Patino reconvened the Council meeting at 9:48 p.m.

Mayor Patino asked staff if there were any new developments following the recess.

Director of Community Development Appel indicated Planning Division Manager Gilli would address a few items.

Planning Division Manager Gilli indicated the video that Mr. Cusack had been provided by the auto dealers was very helpful. If the views and angles were accurate, many of staff's recommendations would change. He indicated staff would confirm the accuracy of the video prior to the Planning Commission making any decisions regarding Area 2. If the video was accurate, there might be enough to warrant not having the canopy trees on the auto side. There might also be a possibility to have a height limit on Area 2.

Councilmember Waterfield asked how it would be determined whether the video was accurate.

Planning Division Manager Gilli responded that the video was based on CAD (computer aided design) drawings that use an electronic system to improve accuracy regarding elevations. So, if the proposed map matches the video projections, it would be easy to confirm. He went on to say language could be added to the plan that resolves the tree issues, with regard to Shepard Drive and the unnamed street.

The important factor would be to have the trees closer to the street. Thus, the plan could be amended to loosely state the tree must be closer to the street, allowing staff flexibility to work out the design of the sidewalk.

Mayor Patino asked about the slide showing the tree right up next to a parked car and what could be done to allow people to exit their cars comfortably.

Planning Division Manager Gilli responded that trees would be planted allowing enough room for car doors to open. The main point being that there would be more flexibility in sidewalk design.

Councilmember Zuniga asked if there would then be landscaping on both sides of the sidewalk.

Planning Division Manager Gilli responded that there would be landscaping on both side of the sidewalks, although the specific size requirements differed on different areas of the site.

With regard to planning in Area 1, an agreement could be arranged with the applicant without actually having to amend the Specific Plan regarding the number of trees being removed by locating them elsewhere and still count toward the Specific Plan policy.

Resolution No. 2016-19 was adopted certifying the Final Supplemental Environmental Impact Report for the Enos Ranchos Specific Plan, on motion by Councilmember Boysen, seconded by Councilmember Orach, and carried on the following vote: 5-0

AYES: Councilmembers Boysen, Orach, Waterfield, Zuniga and Mayor Patino
NOES: None
ABSENT: None
ABSTAIN: None

Resolution No. 2016-19 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, CERTIFYING THE ENOS RANCHOS SPECIFIC PLAN AMENDMENT FINAL SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT (SCH#2007011082).

Resolution No. 2016-20 was adopted amending the General Plan Land Use Policy Map designation of approximately 130 acres FROM a mix of CC (Community Commercial), LDR (Low Density Residential), MDR (Medium Density Residential) and ROS (Recreational Open Space) TO a mix of CC (Community Commercial), HDR (High Density Residential), CF (Community Facilities) and ROS (Recreational Open Space) (GPZ2015-0006); on motion by Councilmember Boysen, seconded by Councilmember Zuniga, and carried on the following vote: 5-0

AYES: Councilmembers Boysen, Orach, Waterfield, Zuniga and Mayor Patino
NOES: None
ABSENT: None
ABSTAIN: None

Resolution No. 2016-20 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, APPROVING AN AMENDMENT TO THE GENERAL PLAN LAND USE POLICY MAP FOR APPROXIMATELY 130 ACRES LOCATED BETWEEN BETTERAVIA ROAD, BRADLEY ROAD, BATTLES ROAD AND COLLEGE DRIVE.

Council discussion

Councilmember Boysen indicated that he had ex-parte communications with all the parties involved in the project, except for Michael Towbes. He commented that over time there might be a decrease in the auto industry, particularly since more efficient cars, like Tesla, were coming on the market. He stated he liked the idea of putting a restriction in the Specific Plan of 15 years of auto overlay allowing for new auto sales; and requiring discretionary approval from either the Planning Commission or City Council for used-car dealerships.

City Attorney Trujillo commented the Development Agreement would be the opportunity to determine the requirements of the auto overlay (i.e. period of time, used versus new auto sales).

Councilmember Waterfield stated she believed the auto overlay should be specific to new car sales in order to bring in new dealerships.

Councilmember Orach stated he agreed the focus should be on new car sales.

Councilmember Zuniga commented the City Council was making decisions based on comments from

business people who do not own the property yet.

Planning Division Manager Gilli reviewed a list of Specific Plan amendments that had been recommended. One option for Area 4 would be an auto overlay. The other option in Area 4 would be to leave what is in the Specific Plan stating a Planned Development Permit must be approved by the City Council (in addition to the Planning Commission). The language would be changed to allow canopy trees on Bradley Road frontage within Area 4 to be removed subject to Planning Commission approval of a Planned Development Permit based on the video simulation of freeway visibility. Should the video be found to be inaccurate, the Planning Commission may vote to leave the canopy trees in and the applicant would have the option to appeal the decision before Council. If the auto overlay was approved, any other use in Area 4 would require a Specific Plan amendment. For Shepard and the unnamed street, the Specific Plan may be altered so long as the street trees were placed closer to the street.

Auto Overlay – Area 4

Authorization was granted to have an auto overlay for new car sales in the Specific Plan, on motion by Councilmember Orach, seconded by Councilmember Zuniga, and carried on the following vote: 3-2-0

AYES: Councilmembers Orach, Waterfield, and Zuniga
NOES: Councilmember Boysen and Mayor Patino
ABSENT: None
ABSTAIN: None

Palm Trees on Westside Frontage – Area 4

Councilmember Waterfield indicated her preference for palm trees in Area 4 based on the video simulation.

Planning Division Manager Gilli stated that, pending the review of the video, the Planning Commission would not require the canopy trees along Bradley if the video was accurate that there were acceptable alternative for the freeway views. Council could put a limit on what trees were used in Area 4, then the decision would need to be made as to what trees to use on the Costco side (Area 2).

City Manager Haydon asked if the auto dealers would be amenable to palm trees on their side of Bradley should the video be inaccurate and views were not being blocked and they indicated in the affirmative. Based off of that exchange, authorization was granted to allow palm trees on the west side frontage of Area 4, on motion by Councilmember Waterfield, seconded by Councilmember Boysen, and carried on the following vote: 5-0

AYES: Councilmembers Boysen, Orach, Waterfield, Zuniga and Mayor Patino
NOES: None
ABSENT: None
ABSTAIN: None

Ordinance No. 2016-06 was introduced by title only for first reading and continued to the next meeting for second reading and adoption, to rescind the existing Enos Ranchos Specific Plan and adopt a new Enos Ranchos Specific Plan (SPZ2015-0001) as amended, on motion by Councilmember Boysen, seconded by Councilmember Zuniga, and carried on the following vote: 5-0

AYES: Councilmembers Boysen, Orach, Waterfield, Zuniga and Mayor Patino
NOES: None
ABSENT: None
ABSTAIN: None

Ordinance No. 2016-06 introduced. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, REPEALING THE ENOS RANCHOS (ENTRADA ESTE) SPECIFIC PLAN AND ADOPTING THE ENOS RANCHOS SPECIFIC PLAN AMENDMENT, FOR APPROXIMATELY 130 ACRES OF PROPERTY LOCATED BETWEEN BETTERAVIA ROAD AND BRADLEY ROAD, WEST OF U.S. HIGHWAY 101 (SPZ2015-0001).

Ordinance No. 2016-07 was introduced by title only for first reading and continued to the next meeting for second reading and adoption, amending the Zoning Map for approximately 130 acres to be consistent with the Enos Ranchos Specific Plan, as amended, at the project site located at the northwest corner of Betteravia Road and U.S. Highway 101 (Assessor Parcel Numbers 128-078-004, -005, -013 and 128-174-013) on motion by Councilmember Boysen, seconded by Councilmember Orach, and carried on the following vote: 5-0

AYES: Councilmembers Boysen, Orach, Waterfield, Zuniga and Mayor Patino
NOES: None
ABSENT: None
ABSTAIN: None

Ordinance No. 2016-07 introduced. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, REZONING APPROXIMATELY 130 ACRES LOCATED NORTH OF BETTERAVIA ROAD, EAST OF COLLEGE DRIVE, SOUTH OF BATTLES ROAD, AND WEST OF U.S. HIGHWAY 101 FOR ENOS RANCHOS SPECIFIC PLAN AMENDMENT PROJECT.

REPORT BY CITY MANAGER:
City Manager Haydon reported the next meeting would be March 15, 2016, and would include commendations for outgoing committee members; the second reading of the ordinances for the Enos Ranchos project; the Measure U2012 Citizens' Oversight Committee annual report; an appeal by Verizon regarding the cell tower on Benwiley; public hearings regarding the Medical Building at Town Center West and the Malhotra project; and a regular business item regarding a business incentive and retention program.

ORAL REPORTS OF COUNCILMEMBERS AND OFFICERS (INCLUDING AB1234 REPORTS):
Councilmember Zuniga reported that she attended the Police Awards Luncheon; the One Community Action Meeting; the Black History Month Celebration at Preisker Park; met with developers regarding the Enos Ranchos project; a retirement party for Community Programs Manager, Celeste Coelho-Hudson; a workshop in Isla Vista put on by The Project for Public Spaces; and participated in a Peace Walk.

Councilmember Waterfield reported that she spoke on the Ben Heighes radio show and attended the Police Awards Luncheon; the One Community Action Meeting; the Vandenberg Air Force Base Awards dinner; the Enos Ranchos briefing; and a celebration for Lucious Stewart's 100th birthday.

Councilmember Orach reported that he attended several of the same meetings Councilmembers Waterfield and Zuniga attended.

Councilmember Boysen reported he attended a meeting with staff from Aegis, a local methadone clinic, regarding pressure from the County of Santa Barbara Behavior and Wellness Department for clinics receiving federal funds to include methadone addicts as clients.

Mayor Patino reported that she attended the annual Police Awards Luncheon; the SBCAG Board Meeting; an Ag Forum debriefing; the One Community Action Meeting; the Santa Barbara County Quarterly Mayors and City Managers Meeting; a Congressional Forum; the Oscar Joaquin Walk; a meeting with the California Women for Agriculture; a Tech and Talk Roundtable with County Sheriff Bill Brown; Celeste Coelho-Hudson's retirement party; a Fighting Back Santa Maria Valley Board Meeting; the 100th birthday celebration of Lucious Stewart; a meeting at the International Church House of God; and spoke on the Ben Heighes radio show.

ADJOURNMENT:
There being no further business before the City Council, Mayor Patino declared the City Council meeting adjourned at 10:45 p.m.

APPROVED:

March 15, 2016
Date

M. Beth Cleary for RMG
Rhonda M. Garietz, CMC
Chief Deputy City Clerk and ex officio Clerk of the City Council

ATTEST:

M. Beth Cleary for RMG
Rhonda M. Garietz, CMC
Chief Deputy City Clerk

Alice M. Patino
Mayor of the City of Santa Maria